

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD MAY 28, 2024
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER:

[5:30:07 PM](#) Call to order by Mayor Burke.

Public Comments:

[5:30:52 PM](#) Ben Varner ARCH Community Housing Trust, Ellsworth Inn remodel update, house due to be rented June 15th? Waiting for bids on remodel from contractors.

CONSENT AGENDA:

- [CA 137](#) Motion to approve Resolution 2024-042, authorizing FMAA airport grant agreement ARFF **ACTION ITEM**.....
- [CA 138](#) Motion to approve and authorize the Mayor’s signature on the Special Event Application and Decisions Agreement for the Fourth of July Parade, to be held on July 4, 2024, from 12pm to 1pm **ACTION ITEM**.....
- [CA 139](#) Motion to approve and authorize the Mayor’s signature on the Special Event Application and Decisions Agreement for the Paint a Legacy 5K, to be held on July 4, 2024, from 8:30am to 10:00am. **ACTION ITEM**...
- [CA 140](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for a Preliminary Plat Application by Butterfly, LLC, to reconfigure Lot 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) into two (2) condominium lots, with one (1) 950 square foot unit (approximately) on each lot and a shared 11,953 square foot common area. This project is known as Homeworks Condominium Association, Inc., and it is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**.....
- [CA 141](#) Motion to approve minutes of May 13, 2024 and to suspend reading of them **ACTION ITEM**.....
- ~~[CA 142](#) Motion to approve claims for expenses incurred during the month of April 2024, and claims for expenses due by contract in May, 2024 **ACTION ITEM**.....~~
- [CA 143](#) Motion to approve unaudited Treasurer’s report for the month of April, 2024 **ACTION ITEM**.....

CA 142 – pulled by Cone.

[5:32:12 PM](#) **Martinez moved to approve all consent agenda items including, seconded by Stone. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

CA 142, Cone explains that one contractor payment was added after packet was completed.

[5:33:05 PM](#) **Martinez moves to approve amended claims report as handed out to council, Thea seconds. Motion passed with roll call vote; Thea, yes. Martinez, yes. Stone, yes. Husbands, yes.**

MAYOR'S REMARKS:

[5:33:27 PM](#) Mayor Burke mentions a Poem, by Joshua Dyer, for Remembrance Day, will bring next meeting. Compliments GeeGee Lowe for Memorial Day Ceremony, was amazingly beautiful service, HFD and Police well attended.

PUBLIC HEARINGS:

*PH 144 Consideration of proposed amendments to the City of Hailey's 2024 Capital Budget Component. The Hailey Development Impact Fee Advisory Committee Annual Report has formulated recommendations regarding the proposed budget to the City's FY 2024 Capital Improvement Plan on April 15, 2024. The Hailey City Council will review the Committee's recommendations, per Idaho Code [67-8205](#), on May 28, 2024. **ACTION ITEM***

[5:34:47 PM](#) Horowitz, DIF expanded members by two at direction of state code change.

Horowitz will give overview and then handover to Yeager for presentation. Bullion Promenade project to connect to the LHTAC project, hope to budget for this in 2025 budget. Pocket Park proposed at River and Silver Streets, potentially paid for by URA and capital funds. Town Center West restrooms remodel project is slated for work this summer, around July. National Guard Armory purchase under discussion, some funds earmarked for that potential purchase.

[5:45:07 PM](#) discussion about fire department light, truck can trigger light to enable easier approach to road if needed to stop traffic. [5:46:02 PM](#) Burke asks, EMS fire meetings, target where every fire vehicle was located. Baledge, meant for dispatch to call out nearest unit, not sure if they are interested in funding for this solution. Thea, asks about the West Elm Street sidewalk, Yeager responds, mid-June or July, will pull from CIP funding, less than \$40,000, ½ block long. Fiscal year 2025 traditional CIP, this year, new formatting, near the bottom, dropped projects completed or just moved off. Next page, new component, 2nd and 3rd page, years 3-20, huge wish list, can keep adding to this list, request council's comments on this list. Next page is rolling stock list. Top right-hand corner, key information. If dollar amount in funding column exists than that project is funded in FY 2025. Approximately \$900,000 unfunded projects on the list, not too alarming, as we do projects as prioritized by council. Stone, what is the \$1 line? Yeager, responded, not really any funding for that project yet. Horowitz, adds, council should not be discouraged by these numbers, all cities in Idaho are experiencing this same situation. Discussion ensues about how many projects we have completed.

[6:04:23 PM](#) Stone, are the door locks are expensive? Yeager, yes, they are approx. \$10,000 each and we are trying to get 3 of them. Stone, suggests looking at modifying the housing amount, not sure we should do this long-term. Heagle Park Tennis court, remove them? Discussion ensues about the courts and use by Pickleball, funding to resurface is approximately \$200,000. Stone asks, where are we planning to move the RV Dump, 6-10 years? Yeager responds, not sure when this would happen, no place identified. Stone, do we need to schedule for portable toilets? Yeager, we will fund out of the B budget for Parks. Stone, 3-20 year plan, improvements on Main Street, feedback from ITD, whether they are in support of changes. In the future we want crosswalks at Elm and Myrtle, RRFBs.

Public Hearing:

HAILEY CITY COUNCIL MINUTES
May 28, 2024

[6:17:56 PM](#) clarify housing amount, Chris Wirth.

[6:20:06 PM](#) Michelle Griffith, ARCH, .5 percent for Housing, funds are earmarked for housing.

[6:20:58 PM](#) Martinez asks question on sidewalks.

[6:22:59 PM](#) Yeager, one last point, 3-5 year plan, 17 million total expenditures accumulated amounts, need to be cautious in our funding.

[6:23:49 PM](#) Thea asks about the Pathways for People project, Werthheimer path, from 2018.

No motion needed tonight, Horowitz adds.

PH 145 Consideration of Resolution 2024-___, a resolution adopting The Locals for Accessory Dwelling Units (ADUs) Incentive Program, and agreement between the City of Hailey and ARCH Community Housing Trust. The Hailey Housing Committee researched and identified several creative housing options based on the May 2023 ballot measure. Their recommendation on how to spend the 0.5% for Housing Funds has been described herein. ACTION ITEM

[6:25:12 PM](#) Robyn Davis presents to council on the ADUs with ARCH. The housing committee has come up with this option. Our Hailey residents, utilize .5 percent, dedicated stream of funding for housing, Housing committee was born, 18 individuals, try to decide how to utilize this funding. Committee identified 12 options, top suggestion is presented tonight. This program would be administered by ARCH, monetary incentive, \$30,000 to construct an ADU to rent long-term to Hailey resident or convert an existing ADU used as a short-term rental to a long-term local rental. Timeline for this program would be 9 years, to receive the monetary grant. Total assets would need to be \$500,000, for qualified renter. After 9 years renting, grant is forgiven. Second option, \$15,000 grant for conversion from short-term rental, [6:31:28 PM](#) Davis, wants to hear council's thoughts.

[6:32:01 PM](#) Husbands, Hailey residents? Expect about \$80,000 now, we have about \$50,000. Preference would go to live and work in Hailey. Thea, asks, question, Christopher Simms, we have a pause provision, no cap on the rental amount? Simms, correct. This does not seem like enough incentive, Thea adds.

Continued discussion about ADUs, about 12 for this year. 60 ADUs since 2021.

Discussion about how this would actually work, procedurally. Simms explains, contract for services. [6:39:04 PM](#)

Thea, is this being done elsewhere? Davis, Boise, their program did not catch on as the incentive was low, \$3,000.

Public comments:

[6:40:00 PM](#) Chris Wirth, 521 Aspen, in the program as a volunteer. Not an advocate of this program. This is not family oriented, an advocate of helping families. This doesn't help working people. Was also hoping that this program could be handled in house, there is not a lot of money in this program. Don't like owners/landlords benefitting from this program. This would only benefit 2 rentals per year.

Stone is interested in hearing from ARCH.

[6:43:26 PM](#) ARCH, Michelle Griffith speaks, makes sense to have an outside party manage this program. \$30,000 is a 1/3 of the cost of construction, not sure if this is enough incentive. In casual conversations, people seem to be excited about this program.

[6:45:41 PM](#) Eric Toshalis, lives on Cranbrook, have corner lot, have wondered for years how to help this housing issue, trying to figure out if they can put an ADU on this lot? Davis weighs in, no this would not be an option. It is really hard to make the numbers work, but like the idea.

[6:48:15 PM](#) Davis, do we want to open this up to Tiny Homes on Wheels (THOW)?

[6:49:10 PM](#) Martinez, is optimistic about this program, would not mind personally, living in a small space to be able to live in this valley. Feel we should take some of the housing money funded to incentivize the program. Martinez, is in favor of adding THOW for this program.

[6:52:26 PM](#) Burke, feels this is a good approach.

[6:53:04 PM](#) Thea, the more we diversify, more people we will reach.

Stone is okay with adding THOW. When would the payment be made, not clear on this timing?

Husbands, we should see how this goes,

[6:56:53 PM](#) **Thea moves to approve Resolution 2024-043, locals for ADU with ARCH incentivize housing units in Hailey, Martinez, seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

NEW BUSINESS:

[6:57:49 PM](#) go to hop porter park item first.

OLD BUSINESS:

OB 148 Final review and Consideration of adoption of Resolution 2024-____, the Hop Porter Park and Bullion Promenade Master Plan (7:00 pm start time) ACTION ITEM

[6:58:18 PM](#) Mark Sindell presents for this item Hop Porter Park Master Plan. Clarify some feedback, location for portable toilets, in parking lots. Volleyball spot identified. Item #19, page 206 of packet, can get about 2,000 people in this spot in front of stage, 23,000 square foot area.

Assembly area for stage? [7:02:11 PM](#) pg 27 of presentation, Bullion Street Promenade, more formal double row, then into informal area as it goes out to Croy Canyon.

[7:04:02 PM](#) Thea asks, the word Promenade is confusing some people. Sindell, wanted it to sound, feel we should do a community naming event.

Public comments:

[7:06:45 PM](#) Penfield Stroh has met with and thanks Lisa and Brian, understand that this is a concept, not a project, appreciate this clarification.

[7:07:51 PM](#) Sam Linnet, Hailey citizen, in support of Master Plan, advocates for separate paths, whatever name you choose, focused on the process. Want to make this the best possible park that we can.

[7:09:01 PM](#) David Harris, some people remember Rocky Mountain Folk Festival. With stage, Park will be packed, limiting capability is not a good plan. Don't try to "dole" it up too much. Multi-model path is not appropriate, it is too much. Path suggested in 2013 study. Harris counted 88 trees, doesn't seem like a good plan. Burke comments, this is a framework.

[7:16:57 PM](#) Joan Davies comments.

[7:17:18 PM](#) Amanda Houston, comments on trees topic, too many trees, unmanageable cost for the city. And about the stage, has an engineer looked at the stage.

Mayor Burke appreciates all comments.

[7:20:45 PM](#) Elizabeth Jeffrey, look forward to being a part of the tree conversation when it comes time. Concerns about the bike parking area, Yeager responds.

[7:22:56 PM](#) Thea, will not get bogged down in the discussion about the amount of trees. Thea asks about the proposed width, 10 to 12 feet wide, plus the tree planting width about 6 feet.

[7:25:15 PM](#) Husbands is excited for the stage.

Stone, agrees, good plan, will have more opportunities to discuss the Promenade.

[7:26:33 PM](#) Martinez, this town has been awarded for having wonderful trees. In support of the paths, important for the diversity of the people.

[7:28:26 PM](#) **Martinez moves to approve, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

NEW BUSINESS:

NB 146 *Consideration of Resolution 2024-____, adopting amendments to the City of Hailey Personnel Handbook to include: ACTION ITEM*

Horowitz, change is explained briefly.

[7:29:43 PM](#) Simms, in line with keeping long-term employees.

[7:30:00 PM](#) **Martinez, moves to approve Resolution 2024-045, new section, kept on staff provision, Thea seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

OB 147 *Review and Consideration of Resolution 2024-____, Council Budget goals as per the April 23, 2024 Goal-setting session ACTION ITEM*

Horowitz, summarized conversation from the goal-setting session. [7:31:37 PM](#) Martinez feels this captured the session well. Thea agrees.

[7:32:22 PM](#) **Martinez moves to approve 046, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

STAFF REPORTS:

[7:33:15 PM](#) Yeager will be closing Hop Porter Park, had some vandalism again. Burke asks for accessible blue room? Yeager, yes will look at those.

[7:35:09 PM](#) Stone asks about some public comment handed out in last meeting, tunnel for wildlife, Horowitz responds.

[7:35:47 PM](#) Simms, Liberty Theater was opened this weekend, graffiti on that building.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c)), Pending & Imminently Likely Litigation (IC 74-206(1)(f)), and/or Personnel (IC 74-206(1)(a/b))

[7:37:06 PM](#) **Martinez moves to go into Executive Session for Pending & Imminently Likely Litigation (IC 74-206(1)(f)) to Thea seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

[7:38:44 PM](#) Mayor and council go into Executive Session.

[7:57:22 PM](#) Mayor and council return from Executive Session.

[7:57:27 PM](#) **Thea makes a motion to adjourn, Stone seconds. Motion passed unanimously.**